



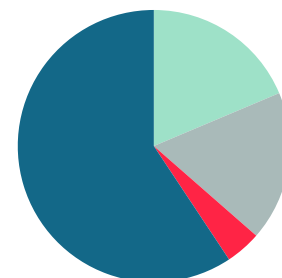
Area Delimited by County Of Rogers - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Dec 12, 2022 for MLS Technology Inc.

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	160	88	-45.00%
Pending Listings	160	84	-47.50%
New Listings	152	108	-28.95%
Median List Price	255,000	282,500	10.78%
Median Sale Price	256,000	282,500	10.35%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	9.00	50.00%
End of Month Inventory	411	280	-31.87%
Months Supply of Inventory	2.80	2.12	-24.26%



■ Closed (18.64%)  
■ Pending (17.80%)  
■ Other OffMarket (4.24%)  
■ Active (59.32%)

**Absorption:** Last 12 months, an Average of **132** Sales/Month  
**Active Inventory** as of November 30, 2022 = **280**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2022 decreased **31.87%** to 280 existing homes available for sale. Over the last 12 months this area has had an average of 132 closed sales per month. This represents an unsold inventory index of **2.12** MSI for this period.

#### Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **10.35%** in November 2022 to \$282,500 versus the previous year at \$256,000.

#### Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 3.00 days or **50.00%** in November 2022 compared to last year's same month at **6.00** DOM.

#### Sales Success for November 2022 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 108 New Listings in November 2022, down **28.95%** from last year at 152. Furthermore, there were 88 Closed Listings this month versus last year at 160, a **-45.00%** decrease.

Closed versus Listed trends yielded a **81.5%** ratio, down from previous year's, November 2021, at **105.3%**, a **22.59%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### Real Estate is Local

#### Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

#### Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

#### Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

**MLS Technology Inc. -**

**Phone:** 918-663-7500

**Email:** support@mlstechnology.com

# November 2022



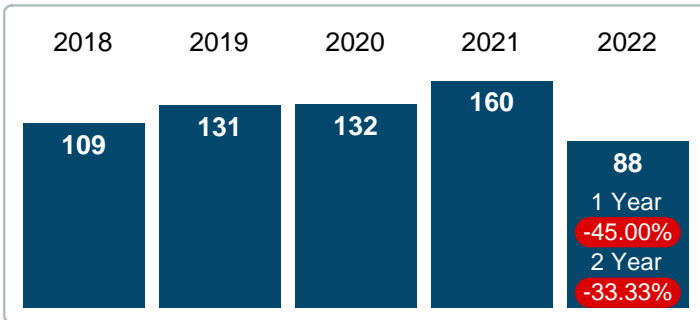
Area Delimited by County Of Rogers - Residential Property Type



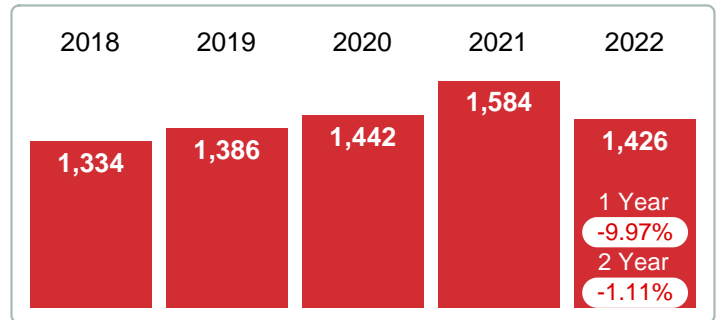
## CLOSED LISTINGS

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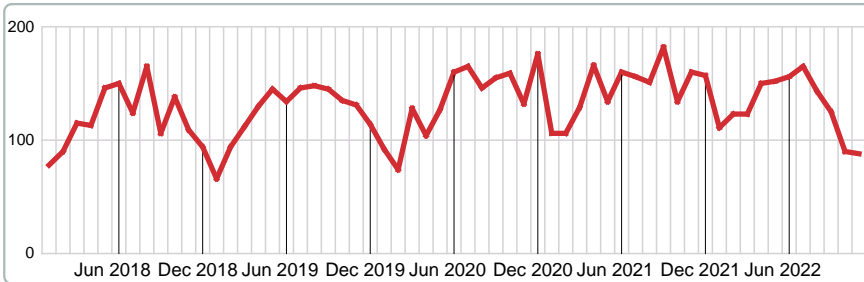
### NOVEMBER



### YEAR TO DATE (YTD)

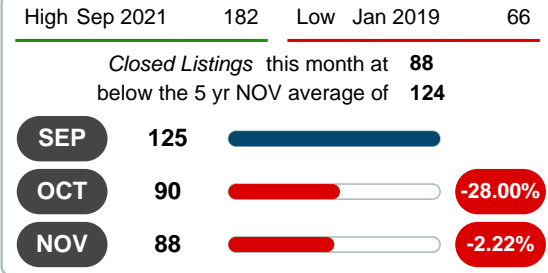


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 124



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	7.95%	26.0	5	2	0	0
\$125,001 - \$175,000	10	11.36%	8.0	1	7	2	0
\$175,001 - \$225,000	11	12.50%	6.0	0	9	2	0
\$225,001 - \$350,000	28	31.82%	14.0	0	20	7	1
\$350,001 - \$450,000	13	14.77%	7.0	2	4	7	0
\$450,001 - \$550,000	8	9.09%	3.0	1	1	4	2
\$550,001 and up	11	12.50%	6.0	0	2	8	1
<b>Total Closed Units</b>	<b>88</b>			<b>9</b>	<b>45</b>	<b>30</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>29,473,138</b>	<b>100%</b>	<b>9.0</b>	<b>1.86M</b>	<b>11.92M</b>	<b>13.81M</b>	<b>1.88M</b>
<b>Median Closed Price</b>	<b>\$282,500</b>			<b>\$120,000</b>	<b>\$245,000</b>	<b>\$409,500</b>	<b>\$481,000</b>

# November 2022



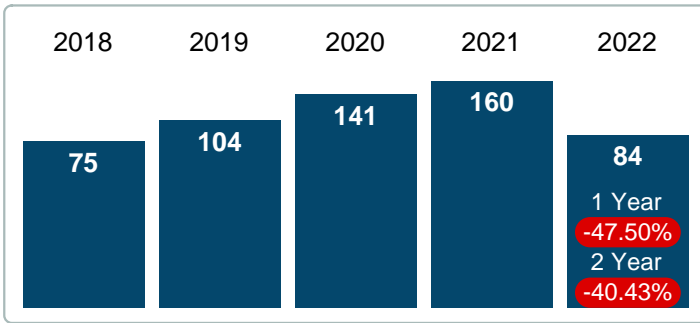
Area Delimited by County Of Rogers - Residential Property Type



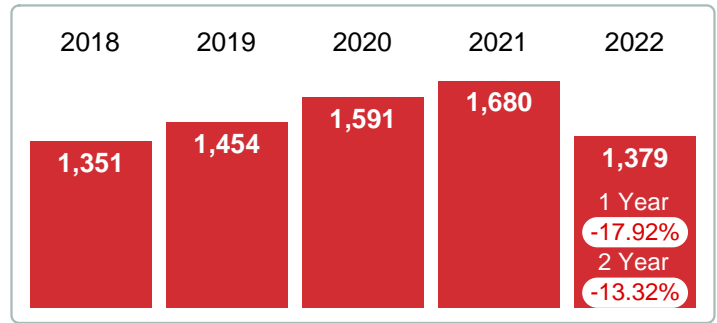
## PENDING LISTINGS

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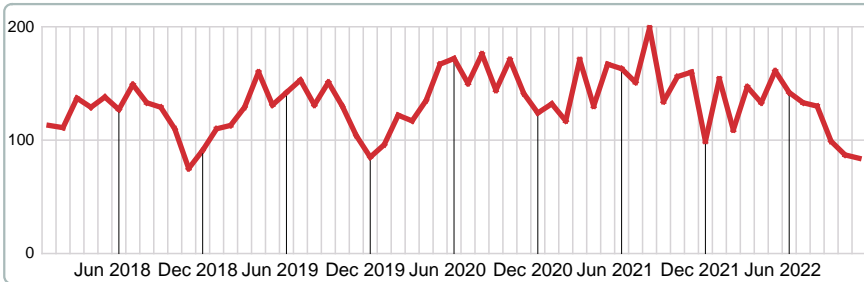
### NOVEMBER



### YEAR TO DATE (YTD)

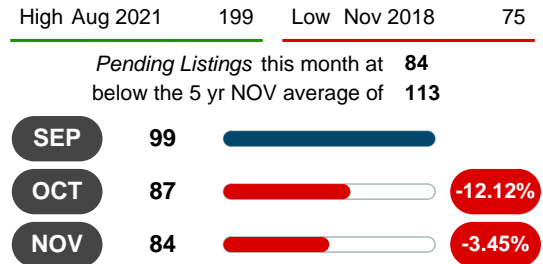


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 113



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	7.14%	43.0	4	2	0	0
\$125,001 - \$175,000	11	13.10%	7.0	1	8	1	1
\$175,001 - \$200,000	7	8.33%	32.0	0	7	0	0
\$200,001 - \$300,000	27	32.14%	17.0	2	17	6	2
\$300,001 - \$375,000	11	13.10%	28.0	0	5	6	0
\$375,001 - \$525,000	14	16.67%	17.5	0	6	7	1
\$525,001 and up	8	9.52%	21.5	0	2	5	1
<b>Total Pending Units</b>	<b>84</b>			<b>7</b>	<b>47</b>	<b>25</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>24,957,605</b>	<b>100%</b>	<b>17.5</b>	<b>944.30K</b>	<b>12.07M</b>	<b>10.12M</b>	<b>1.82M</b>
<b>Median Listing Price</b>	<b>\$280,670</b>			<b>\$90,000</b>	<b>\$218,000</b>	<b>\$369,900</b>	<b>\$299,000</b>



Area Delimited by County Of Rogers - Residential Property Type

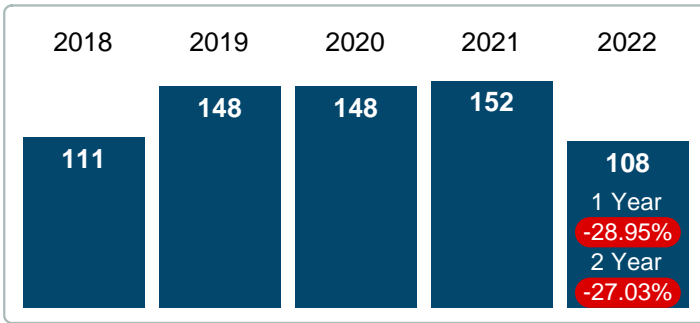


# November 2022

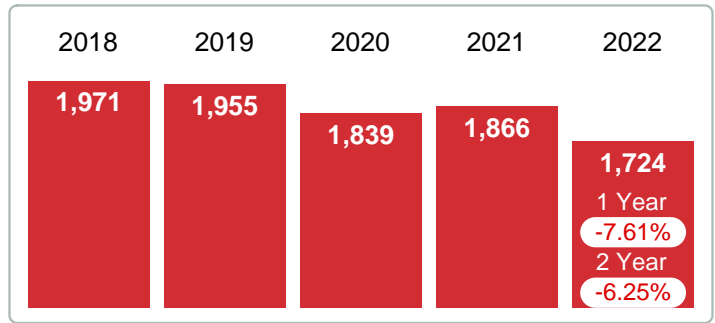
## NEW LISTINGS

Report produced on Dec 12, 2022 for MLS Technology Inc.

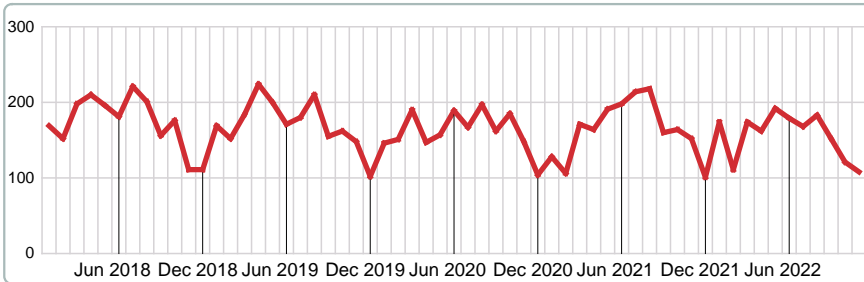
### NOVEMBER



### YEAR TO DATE (YTD)

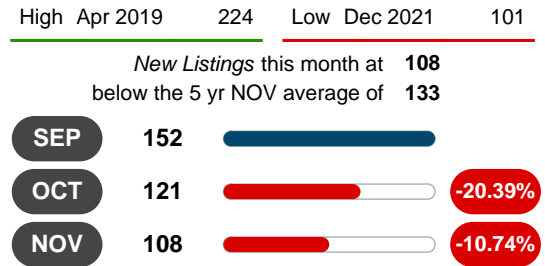


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 133



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	12	11.11%	6	5	1	0
\$150,001 - \$200,000	13	12.04%	0	13	0	0
\$200,001 - \$225,000	12	11.11%	0	11	1	0
\$225,001 - \$350,000	29	26.85%	0	19	9	1
\$350,001 - \$425,000	16	14.81%	1	10	4	1
\$425,001 - \$600,000	14	12.96%	1	5	5	3
\$600,001 and up	12	11.11%	0	2	6	4
<b>Total New Listed Units</b>	<b>108</b>		<b>8</b>	<b>65</b>	<b>26</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>36,860,937</b>	<b>100%</b>	<b>1.75M</b>	<b>18.64M</b>	<b>11.29M</b>	<b>5.18M</b>
<b>Median New Listed Listing Price</b>	<b>\$293,745</b>		<b>\$137,450</b>	<b>\$235,000</b>	<b>\$384,556</b>	<b>\$575,000</b>



Area Delimited by County Of Rogers - Residential Property Type

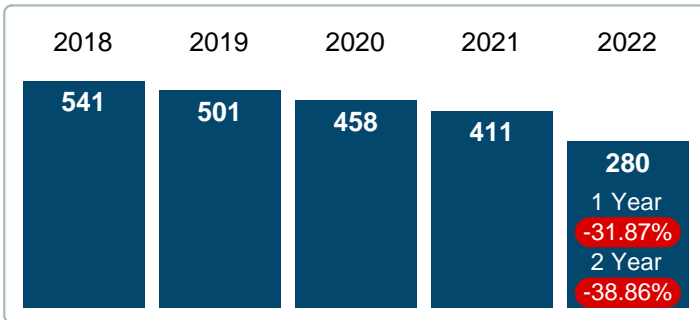


# November 2022

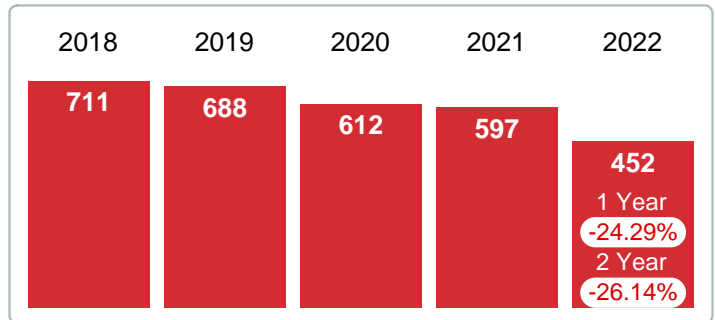
## ACTIVE INVENTORY

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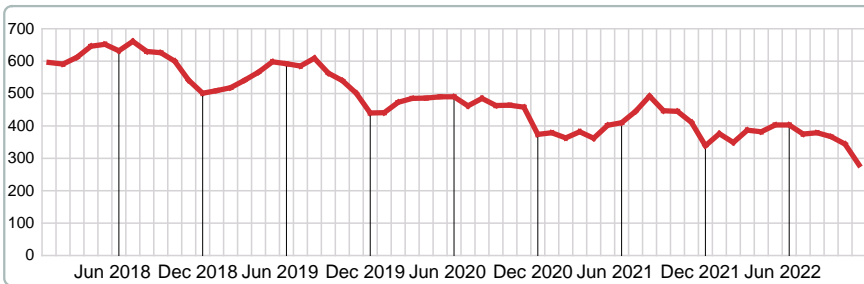
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

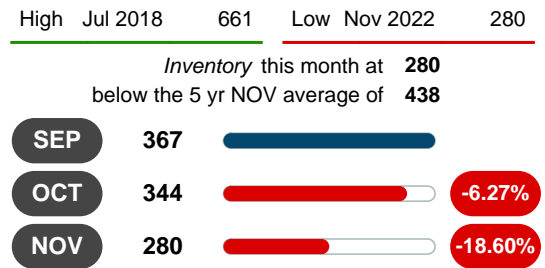


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 438



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	16	5.71%	55.0	6	9	0	1
\$150,001 - \$225,000	42	15.00%	46.5	2	35	5	0
\$225,001 - \$300,000	42	15.00%	52.0	2	21	16	3
\$300,001 - \$475,000	76	27.14%	56.5	1	44	25	6
\$475,001 - \$550,000	44	15.71%	92.0	0	11	25	8
\$550,001 - \$700,000	30	10.71%	50.0	2	6	15	7
\$700,001 and up	30	10.71%	105.5	0	9	12	9
Total Active Inventory by Units				280			
Total Active Inventory by Volume				125,750,088	100%	62.5	
Median Active Inventory Listing Price				\$399,950			
				13	135	98	34
				3.25M	49.20M	51.64M	21.66M
				\$165,000	\$320,000	\$483,950	\$550,000

# November 2022



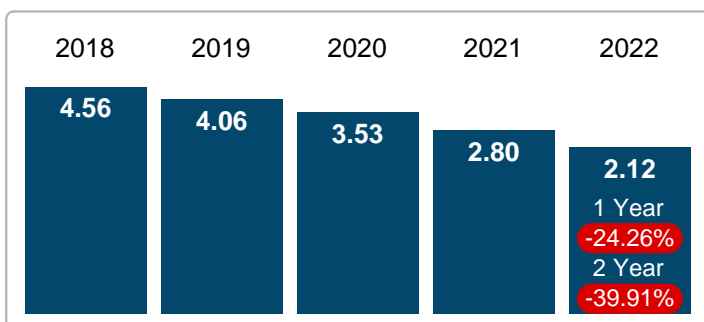
Area Delimited by County Of Rogers - Residential Property Type



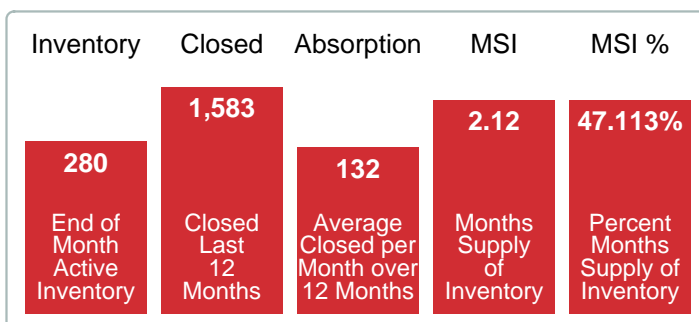
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Dec 12, 2022 for MLS Technology Inc.

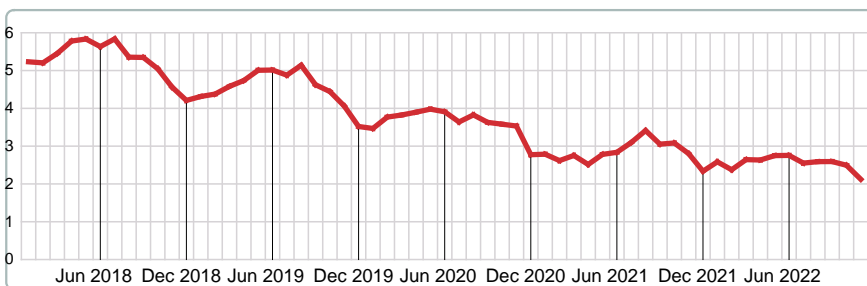
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2022

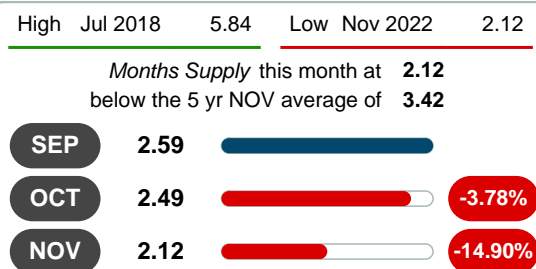


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 3.42



### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	16	5.71%	0.94	0.92	0.95	0.00	12.00
\$150,001 - \$225,000	42	15.00%	1.33	1.50	1.34	1.25	0.00
\$225,001 - \$300,000	42	15.00%	1.35	1.71	0.98	1.94	12.00
\$300,001 - \$475,000	76	27.14%	2.21	1.71	2.78	1.54	3.43
\$475,001 - \$550,000	44	15.71%	6.14	0.00	5.74	5.56	16.00
\$550,001 - \$700,000	30	10.71%	4.29	0.00	6.55	3.21	4.94
\$700,001 and up	30	10.71%	8.18	0.00	54.00	6.55	5.68
Market Supply of Inventory (MSI)			2.12	1.31	1.78	2.42	6.00
Total Active Inventory by Units		100%	280	13	135	98	34

# November 2022



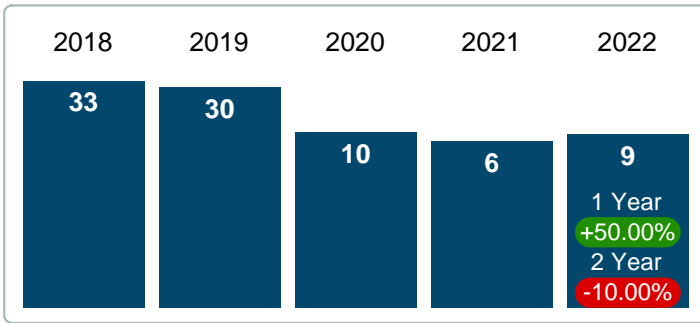
Area Delimited by County Of Rogers - Residential Property Type



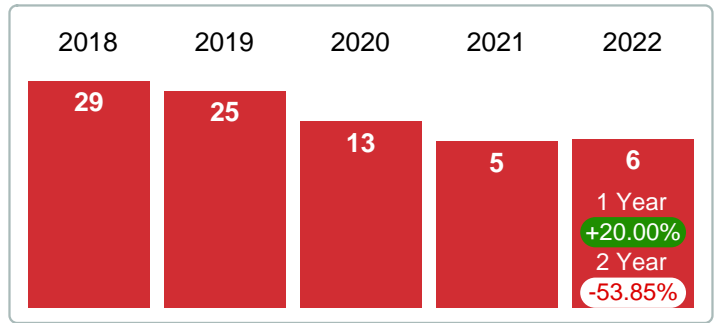
## MEDIAN DAYS ON MARKET TO SALE

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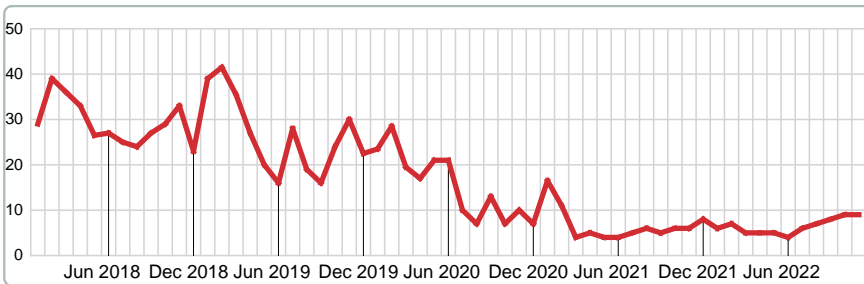
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

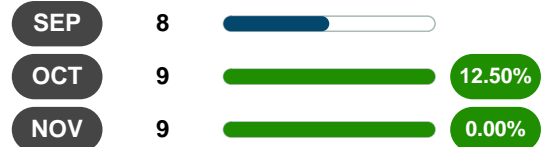


### 3 MONTHS

5 year NOV AVG = 18

High Feb 2019 42 Low Jun 2022 4

Median Days on Market to Sale this month at 9 below the 5 yr NOV average of 18



### MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7.95%	26	44	17	0	0
\$125,001 - \$175,000	11.36%	8	9	11	4	0
\$175,001 - \$225,000	12.50%	6	0	5	15	0
\$225,001 - \$350,000	31.82%	14	0	14	10	115
\$350,001 - \$450,000	14.77%	7	36	38	6	0
\$450,001 - \$550,000	9.09%	3	45	2	2	31
\$550,001 and up	12.50%	6	0	24	5	1
Median Closed DOM		9	44	10	6	31
Total Closed Units	100%	9.0	9	45	30	4
Total Closed Volume		29,473,138	1.86M	11.92M	13.81M	1.88M



# November 2022



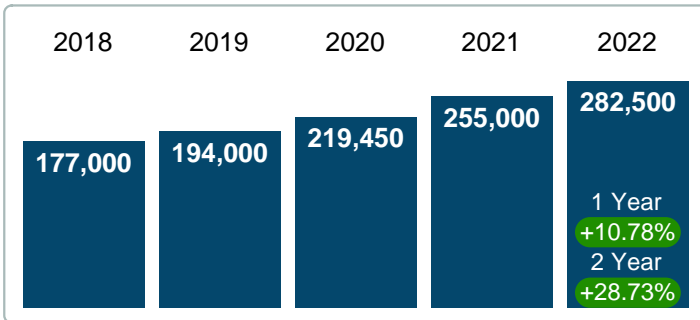
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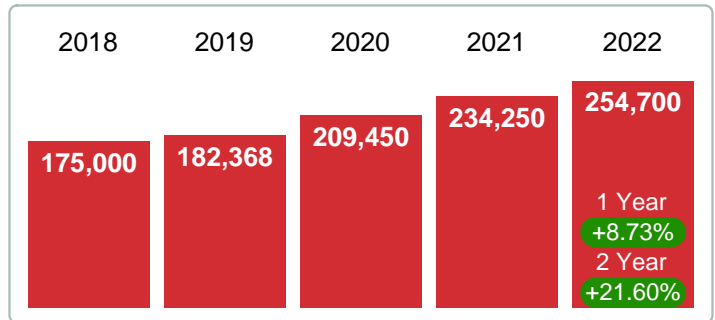
## MEDIAN LIST PRICE AT CLOSING

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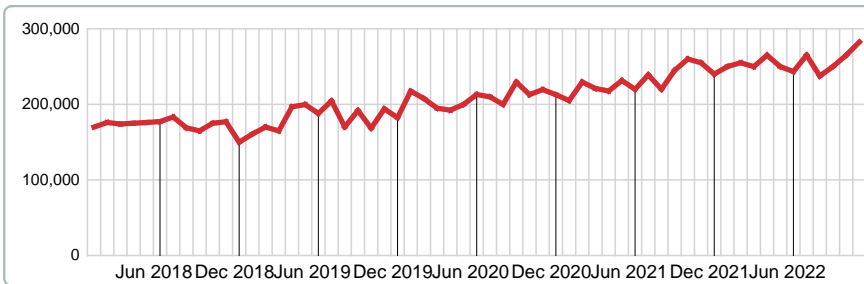
### NOVEMBER



### YEAR TO DATE (YTD)

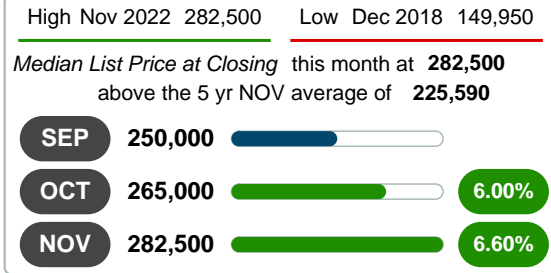


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 225,590



### MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range		%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	6.82%	88,650	79,900	117,500	0	0
\$125,001 - \$175,000	9	10.23%	145,000	151,400	140,000	150,000	0
\$175,001 - \$225,000	15	17.05%	205,000	0	205,000	207,000	0
\$225,001 - \$350,000	24	27.27%	279,450	0	275,000	282,500	299,000
\$350,001 - \$450,000	13	14.77%	389,000	410,000	385,000	396,397	0
\$450,001 - \$550,000	10	11.36%	482,500	479,500	510,000	485,000	475,000
\$550,001 and up	11	12.50%	640,575	0	567,000	677,450	618,910
Median List Price			282,500	132,900	240,000	409,500	475,000
Total Closed Units		100%	282,500	9	45	30	4
Total Closed Volume			29,698,619	1.95M	12.03M	13.85M	1.87M



# November 2022



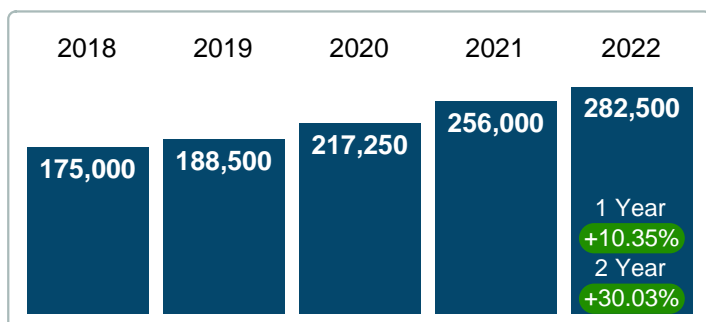
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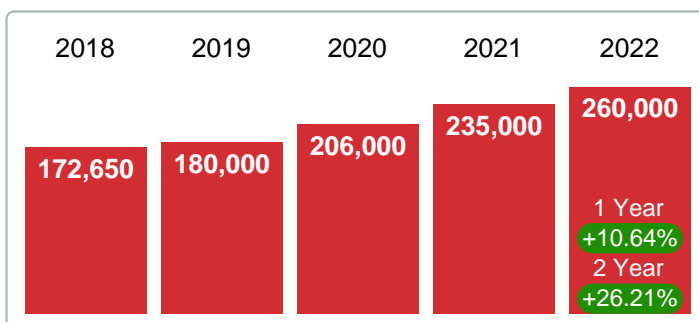
## MEDIAN SOLD PRICE AT CLOSING

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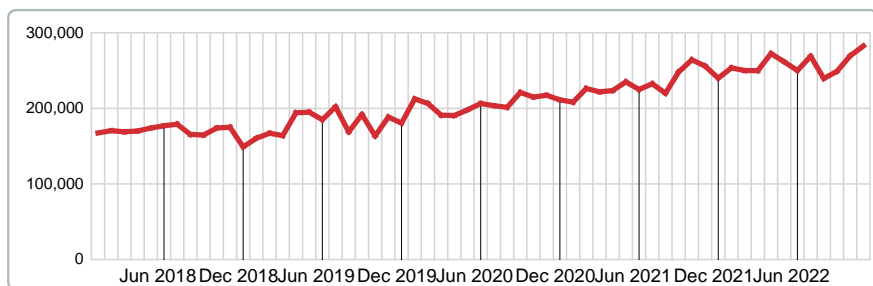
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 223,850

High Nov 2022 282,500    Low Dec 2018 149,000

Median Sold Price at Closing this month at **282,500**  
above the 5 yr NOV average of **223,850**

SEP	249,000	<div style="width: 80%;"></div>
OCT	269,500	<div style="width: 90%;"></div> 8.23%
NOV	282,500	<div style="width: 100%;"></div> 4.82%

### MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	7.95%	84,800	75,000	114,500	0	0
\$125,001 - \$175,000	10	11.36%	143,221	165,000	142,941	140,000	0
\$175,001 - \$225,000	11	12.50%	209,000	0	209,000	208,800	0
\$225,001 - \$350,000	28	31.82%	278,950	0	269,500	294,000	278,000
\$350,001 - \$450,000	13	14.77%	397,142	418,750	375,000	409,000	0
\$450,001 - \$550,000	8	9.09%	494,500	499,000	525,000	502,042	481,000
\$550,001 and up	11	12.50%	655,246	0	557,750	666,361	637,306
Median Sold Price			282,500	120,000	245,000	409,500	481,000
Total Closed Units		100%	282,500	9	45	30	4
Total Closed Volume			29,473,138	1.86M	11.92M	13.81M	1.88M

# November 2022



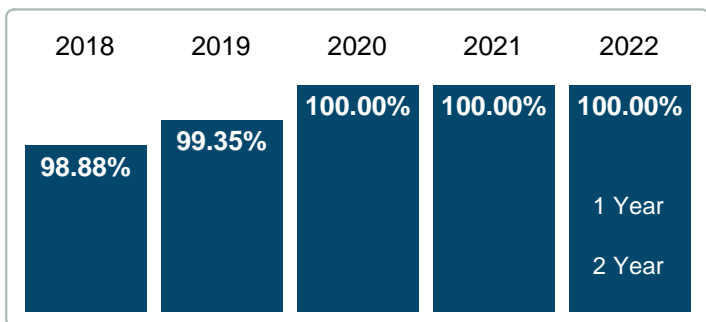
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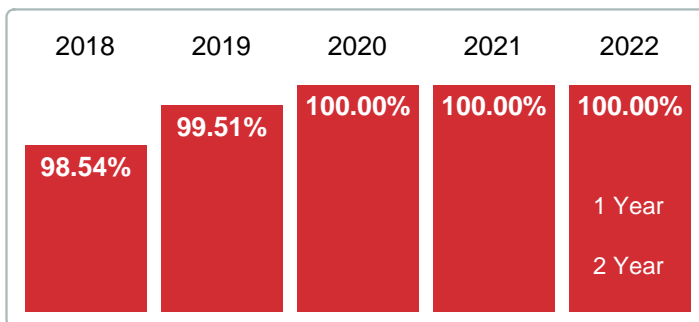
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Dec 12, 2022 for MLS Technology Inc.

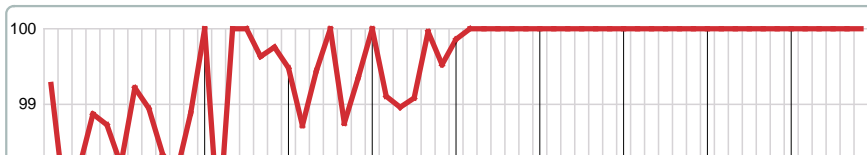
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 99.65%

High Nov 2022 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr NOV average of **99.65%**

SEP 100.00%  
OCT 100.00%  
NOV 100.00%

0.00%  
0.00%

### DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	7.95%	94.78%	90.29%	97.39%	0.00%	0.00%
\$125,001 - \$175,000	10	11.36%	97.03%	97.12%	96.95%	93.33%	0.00%
\$175,001 - \$225,000	11	12.50%	100.00%	0.00%	100.00%	100.95%	0.00%
\$225,001 - \$350,000	28	31.82%	100.00%	0.00%	100.00%	100.03%	92.98%
\$350,001 - \$450,000	13	14.77%	98.82%	96.20%	98.70%	100.00%	0.00%
\$450,001 - \$550,000	8	9.09%	100.52%	100.00%	102.94%	100.52%	101.26%
\$550,001 and up	11	12.50%	99.24%	0.00%	98.37%	99.62%	102.97%
Median Sold/List Ratio		100.00%		97.12%	100.00%	100.00%	101.26%
Total Closed Units		88	100%	9	45	30	4
Total Closed Volume		29,473,138		1.86M	11.92M	13.81M	1.88M

# November 2022



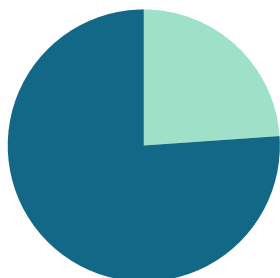
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

Report produced on Dec 12, 2022 for MLS Technology Inc.

### INVENTORY

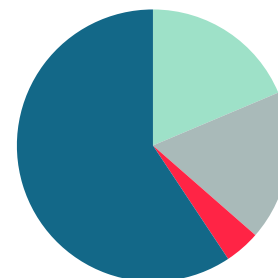


**Inventory**  
 New Listings  
**108 = 23.89%**  
 Start Inventory  
**344**  
 Total Inventory Units  
**452**  
 Volume  
**\$183,931,415**

### Market Activity

Closed Sales  
**88 = 18.64%**  
 Pending Sales  
**84 = 17.80%**  
 Other Off Market  
**20 = 4.24%**  
 Active Inventory  
**280 = 59.32%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	160	88	-45.00%	1,584	1,426	-9.97%
Pending Sales	160	84	-47.50%	1,680	1,379	-17.92%
New Listings	152	108	-28.95%	1,866	1,724	-7.61%
Median List Price	255,000	282,500	10.78%	234,250	254,700	8.73%
Median Sale Price	256,000	282,500	10.35%	235,000	260,000	10.64%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	9.00	50.00%	5.00	6.00	20.00%
Monthly Inventory	411	280	-31.87%	411	280	-31.87%
Months Supply of Inventory	2.80	2.12	-24.26%	2.80	2.12	-24.26%

**Absorption:** Last 12 months, an Average of **132** Sales/Month

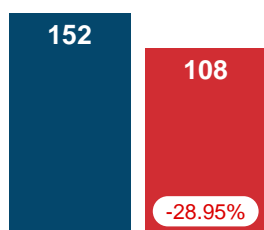
**Inventory** on November 30, 2022 = **280**

**2021** **2022**

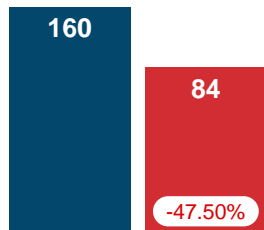
### NOVEMBER MARKET

### MEDIAN PRICES

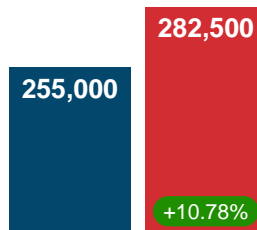
#### New Listings



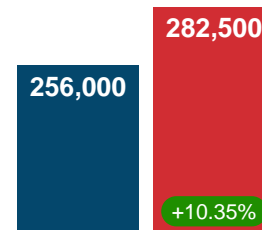
#### Pending Listings



#### List Price



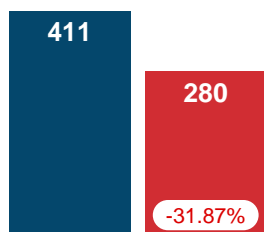
#### Sale Price



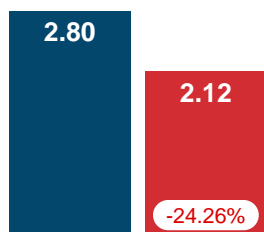
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

